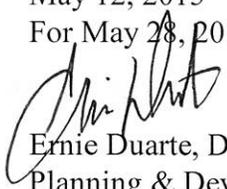




MEMORANDUM

DATE: May 12, 2015
For May 28, 2015 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: 
Ernie Duarte, Director
Planning & Development Services
Director

SUBJECT: SPECIAL EXCEPTION LAND USE
PLANNING & AND DEVELOPMENT SERVICES REPORT
SE-15-14 Verizon – Grant Road, C-1 (Ward 6)

Issue – This is a request by Adam Brixius of Pinnacle Consulting, on behalf of Verizon Wireless, for approval of a wireless communication facility (WCF). The special exception site is located approximately 96 feet north of Grant Road and 67 feet west of Columbus Boulevard (see Case Location Map). The preliminary development plan (PDP) proposes a wireless communication tower with twelve antenna panels concealed within an artificial palm tree (monopalm), 60 feet in height. The facility will be placed within an approximately 520 square foot lease area in the northwestern portion of the 0.23 acre site.

A communications use of this type in the C-1 zone is subject to Sections 4.9.13.O and 4.9.4.I.2, .3, and .7 of the *Unified Development Code (UDC)* and requires approval through a Mayor & Council Special Exception Procedure, Sec. 3.4.4, because the tower height exceeds 50 feet. Documentation provided by the applicant indicates that no practical alternative exists, and measures are being taken to conceal or disguise the tower and antenna from view.

The Mayor & Council Special Exception Procedure requires a public hearing before the Zoning Examiner after which the Zoning Examiner forwards a recommendation to the Mayor and Council for a decision to grant the request with, or without, conditions or to deny the request. The Mayor and Council may also forward the request to the Design Review Board (DRB) for design review and recommendation.

Planning & Development Services Department Recommendation – The Planning & Development Services Department recommends approval of the special exception request, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Site is currently developed with commercial uses.

Surrounding Zones and Land Uses:

North: Zoned C-1 (R-2 115 feet north); Retail & Multi-family Residential
South: Zoned C-2; Automotive
East: Zoned C-1; Automotive
West: Zoned C-1; Office

Previous Cases on the Property: None

Related Cases:

SE-13-26 AT&T – 22nd Street, C-1 Zone – This was a request for approval of a wireless communication facility concealed within an artificial palm tree, 65 feet in height, and associated equipment as a special exception land use in the C-1 Zone. The special exception site is located in back of an existing shopping center at the southwest corner of 22nd Street and Country Club Road. On August 6, 2013, Mayor and Council voted 6-1 to deny AT&T's wireless communication request. On March 31, 2015, the United States District Court vacated the Mayor and Council action and ordered the City of Tucson to issue permits for the proposed wireless communication facility.

SE-13-22 AT&T– Fort Lowell Road, C-1 Zone – This was a request for approval of a wireless communication facility concealed within an artificial palm tree, 65 feet in height and associated equipment as a special exception land use in the C-1 zone. The special exception site is located 180 feet south of Fort Lowell Road and 610 feet west of Campbell Avenue. On July 9, 2013, the Mayor and Council adopted Ordinance No. 11092, allowing the special exception.

SE-12-94 AT&T – Presidio Road, C-1 Zone – This was a request for approval of a wireless communication facility concealed within an artificial palm tree 65 feet in height, and associated ground equipment, located on the property of Saint Francis Cabrini Catholic Church, 300 feet from Presidio Road, near Country Club Road. On August 6, 2013, Mayor and Council voted 6-1 to deny the request. On March 31, 2015, the United States District Court vacated the Mayor and Council action and ordered the City of Tucson to issue permits for the proposed wireless communication facility.

Applicant's Request – The applicant requests special exception approval for the placement of a 60-foot high cellular communications monopole disguised as a palm tree with associated equipment in the northwest corner of a parcel currently developed with a commercial use.

Planning Considerations – Land use policy direction for this area is provided by the *Grant – Alvernon Area Plan (GAAP)* and *Plan Tucson*. The rezoning site is located within a mixed-use center as identified on the Future Growth Scenario Map of *Plan Tucson*. Mixed-use centers combine a variety of housing options, retail, services, office, and public gathering places, located close to each other, providing occupants of the center and the residents and workers in the

surrounding neighborhoods with local access to goods and services. *Plan Tucson* policies protect established residential neighborhoods by supporting compatible development, including non-residential uses, where the scale and intensity of use is compatible with adjacent uses. Policy LT28.1.2 requires that, if possible, wireless communication facilities be located, installed and maintained to minimize visual impacts and preserve views.

The special exception site is located within an Office, Commercial, High-Density Residential area as identified in the *GAAP*. For these areas, the plan contains guidance on wireless communication facilities in Office and Commercial Land Use Policy 6, which discourages wireless communication antenna arrays unless concealed, disguised, or collocated on existing buildings or structures. Land Use, Office and Commercial Land Use Policy 2 encourages incorporating appropriate design elements and buffering techniques during the zoning application and associated land review processes.

The project is in general compliance with the intent of these plans. The plan policies generally support new cell tower proposals when designed to minimize visual impacts on surrounding neighborhoods and when buffering is provided. The faux palm design will conceal the new tower and antenna structures. The ground lease area is approximately 13 feet by 40 feet with ground level the equipment that will be screened from view by a chain-link fence with slats to match the existing chain-link fence. The special exception site is located approximately 96 feet north of Grant Road and 67 feet west of Columbus Boulevard.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will not generate additional measurable vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Tucson Department of Transportation (TDOT) anticipates the planned Grant Road Improvement Project will only have minimal impacts at the southeast corner of the site. The cell tower should not be impacted in any way by the proposed improvements.

Design Considerations

The proposed ground equipment is located within an area screened by an eight (8) foot tall chain link fence. A proposed diesel generator and cabinet will be located on a concrete pad. A twelve foot wide access easement for the WCF site will be provided from Columbus Boulevard. The access easement is located within an existing driveway. The nearest residential unit is located approximately 115 feet to the north of the proposed WCF site.

Land Use Compatibility – The proposed monopalm will include four antennas per sector with three sectors for a total of twelve antennas. The applicant has submitted a photo-simulation of the monopalm showing that the antennas concealed by the artificial fronds of the monopalm's crown. The monopalm will be set back from Columbus Boulevard by approximately 67 feet and 96 feet from Grant Road.

The monopalm will be visible from the surrounding residential neighborhoods, commercial development, as well as from the adjacent streets. The proposed monopalm stealth design reduces the visible impacts to the neighborhood, and according to the photo-simulation submitted by the applicant, the monopalm will be visible from the single-family residential neighborhood to the north. The nearest residence is north of the site in R-2 zoning approximately 115 feet from the proposed location of the monopalm. There are some desert trees and palm trees in the general area, including one tall palm tree of approximately 40 feet tall located about 350 feet to the east of the site, two to the south (approximately 40 feet tall and 500 feet away), and one to the north (approximately 30 feet tall and 260 feet away). These trees allow the monopalm to blend in when viewed from a distance. Staff recommends that any existing on-site palm tree, native tree or landscape planting disturbed during the monopalm or ground equipment installation be replaced in accordance with the UDC and heat island mitigation.

The applicant proposes to place the monopalm and ground equipment in a 520 square foot lease area in the northwest corner of the parcel, which is currently a portion of the parking lot for Arizona Economy Insurance. Ground equipment will be housed inside an equipment cabinet located next to a diesel generator, both to be located on a concrete slab. The surrounding 8 foot tall chain-link fence designed to match existing chain-link fence. Staff recommends that WCF use an 8 foot masonry wall in place of the chain-link fence to help mitigate noise from the generator and to help mitigate the equipment's visual impact on the surrounding areas. Staff also recommends the 8 foot masonry wall to be painted in neutral desert colors or to match the surrounding existing buildings.

In terms of wireless communication facilities, a stealth application is one that disguises the appearance of the pole and antennas to look like an element of the built or natural landscape, which could typically occur at the chosen location. A stealth application should be as close as possible in scale and appearance to the object it is disguised as, with no obvious unnatural elements. The success of a stealth application is dependent on the ability of the design and construction of the cellular site to fit into its surroundings to such a degree that it is not noticeable. Scale and proportion, site design, color, and materials, are particularly important in stealth applications insofar as they contribute, or do not contribute, to the ability of the facility to be as unobtrusive as possible. To ensure a successful stealth monopalm at this location, the following standards are recommended:

- The monopalm shall not exceed 60 feet in height at top of fronds;
- The monopalm shall include crown and apple;
- The pole shall be covered with cladding (bark) from the pineapple to bottom of pole, and painted to resemble a live palm;
- There shall be a minimum of 65 fronds ranging in length from seven (7) feet to ten (10) feet and placed to extend above, below and between antenna panels;
- Replacement of lost/damaged fronts to be completed within ten working days of observation and fronds shall be colored to match live fronds as closely as possible;
- All cables shall be run inside the pole, with no foot pegs other visible appurtenances;

- All wire ports shall be concealed behind the antennas and all equipment shall be mounted behind the antenna panels;
- Antenna panels shall be painted with a light/shade pattern to better camouflage them;
- Ground equipment to be screened by an existing masonry wall (provide elevation of street views).
- Maximum antenna size is ninety-nine (99) inches in length, eighteen (18) inches in width, and eight (8) inches in depth,
- Antenna standoff from the pole shall not exceed thirty (30) inches.

Drainage/Vegetation – The site lies within the Alvernon Wash watershed, a non-designated watershed. Detention is not required. The site was not designed with retention storage but, since the location of the communications site is impervious in its present state, no threshold storage will be required.

Road Improvements/Vehicular Access/Circulation – Vehicular access to the wireless communications facility is through the existing parking lot and curb cut from Columbus Boulevard. According to the *Major Streets and Routes Plan*, Grant Road is designated as an arterial street and Columbus is designated as a collector street.

Use-Specific Standards – The applicant’s proposal requires approval as a Mayor and Council Special Exception and must meet the Use-Specific Standards of *UDC* Sections 4.9.13.O and 4.9.4.I.2, .3, and .7. The Mayor and Council may forward the request to the Design Review Board for design review and recommendation. Below is the applicant’s analysis of the performance criteria.

4.9.4.I.7

The following requires approval as a special exception in accordance with Section 3.4.4, *Mayor and Council Special Exception Procedure*. The Mayor and Council may forward the Design Review Board (DRB) for design review and recommendation.

a. Wireless communication antennas, provided:

- (1) The tower or antennas are not permitted by other provision of this Section.

The 60-foot top of fronds monopalm in the C-1 zone does not conform to any other section of the code because it is not 50 feet or less in height

- (2) New towers require a minimum separation of one mile from any existing tower, regardless of ownership, unless documentation establishes that no practical alternative exists.

The nearest existing wireless communications facility (WCF) is approximately 5,000 feet east of the proposed site. This tower was not suitable to fit within the

existing sites on Verizon's network. The search ring to resolve the coverage gap has a radius of approximately 0.25 miles.

- (3) All appropriate measures shall be taken to conceal or disguise the tower and antenna from external view.

The tower has been designed as a monopalm and will disguise the tower and antennas within the artificial palm fronds.

- (4) All appropriate measures shall be taken to reduce the negative proliferation of visible towers and antennae by the collocation of new antennae on existing towers or with the facilities of other providers which are located or planned for development within the proposed service area.

The nearest existing WCF is approximately 5,000 feet to the east of the proposed site. The search ring to resolve the coverage gap has a radius of approximately 0.25 miles. This tower was not suitable to fit within the existing sites on Verizon's network.

- (5) Notice shall be provided to all agents designated at least 15 days prior to the date of the public hearing before the Zoning Examiner.

All policies of the Mayor and Council Special Exception Process shall be followed accordingly.

Staff finds the proposal to be in compliance with the UDC Use-Specific Standards.

Conclusion – The proposed stealth tower is in compliance with the performance criteria for a wireless communication facility. The special exception request is consistent with the policy direction in the *Grant-Alvernon Area Plan* and *Plan Tucson*, which support development designed to be compatible with and sensitive to surrounding land uses. The proposed wireless facility has been designed to blend in with the surroundings and does not conflict with plan policies. Subject to compliance with the attached preliminary conditions, approval of the requested special exception is appropriate.

PROCEDURAL

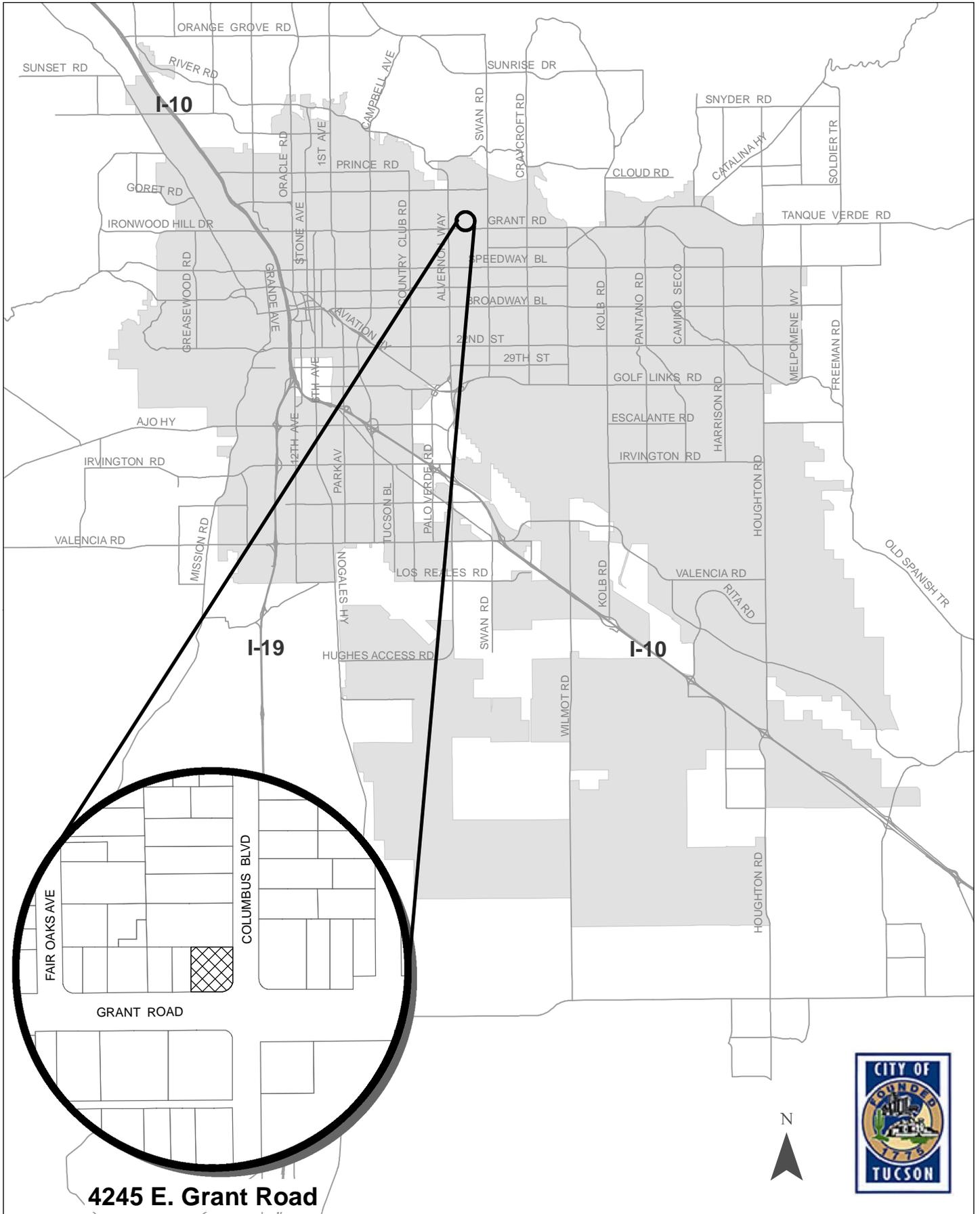
1. A site plan in substantial compliance with the preliminary development plan dated March 17, 2015, is to be submitted and approved in accordance with *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Special Exception Land Use".
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Archaeologist. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of the special exception land use.
6. A copy of the Special Exception decision letter shall be included with the site plan at the time of permit application submittal.

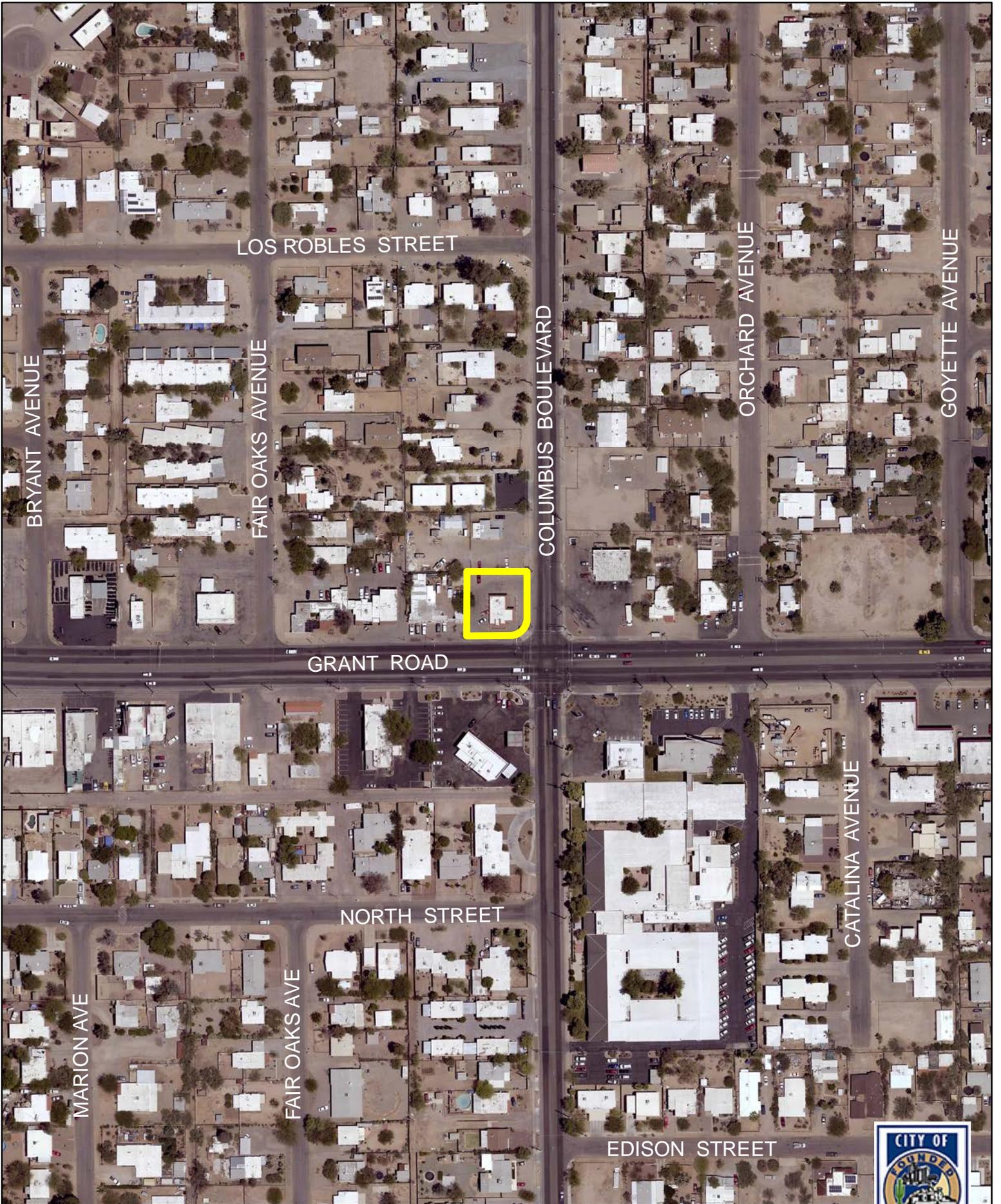
LAND USE COMPATABILITY / CONCEALMENT MEASURES

7. The wireless communication monopalm, including attachments such as antenna panels and palm fronds, shall not exceed sixty (60) feet in height from grade elevation.
8. A maximum of twelve (12) antenna panels shall be installed and painted with a light/shade pattern to blend and minimize visual impacts.
9. The monopalm shall include crown and pineapple.
10. The pole shall be covered with cladding (bark) from the pineapple to bottom of pole, and painted to resemble a live palm.
11. There shall be a minimum of 65 fronds ranging in length from seven (7) feet to ten (10) feet and placed to extend above, below and between antenna panels.
12. Replacement of lost/damaged fronds to be completed within ten working days of observation and fronds shall be colored to match live fronds as closely as possible.

13. All cables shall be run inside the pole, with no foot pegs other visible appurtenances.
14. All wire ports shall be concealed behind the antennas and all equipment shall be mounted behind the antenna panels.
15. Antenna standoff from the pole shall not exceed thirty (30) inches.
16. Ground equipment to be located within lease area as depicted on the preliminary development plan dated March 17, 2015.
17. Ground equipment to be screened by 8-foot masonry wall to be painted in neutral desert colors or to match surrounding existing buildings (provide elevation of street views).
18. Panel antenna dimensions shall not exceed ninety-nine (99) inches in length, eighteen (18) inches in width, and eight (8) inches in depth.
19. All walls visible from a public right-of-way and/or adjacent to existing residential development are to be graffiti-resistant.
20. Six-(6) inch wide fence block or greater shall be used for perimeter walls. Graffiti shall be removed from walls within seventy-two (72) hours of discovery or notification.
21. The screen wall and any paintable distribution system equipment shall be painted with neutral desert colors or to match the existing buildings. The paint on the equipment, above the height of the screen wall, should be flat, non-reflective paint. All of the equipment may be painted with the flat paint.
22. There shall be no exterior wiring, visible footpegs, portals, cabling or cable shrouds, or other unnatural appearing features on the monopole.
23. Installation of a backup generator requires evidence of compliance with the Tucson City Code, Section 16-31 Excessive Noise. The generator may be tested for up to 45 minutes per week, between the hours of 8:00 AM and 6:00 PM. Finish color and texture of all painted surfaces shall match existing surfaces of adjacent equipment enclosure. The generator shall include a fuel catchment feature designed to contain at least 210 gallons of fuel in the event of a leak.
24. Plans for future carriers must be approved through the special exception process.

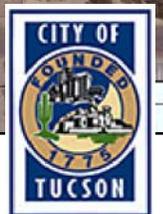
SE-15-14 Verizon - Grant Road



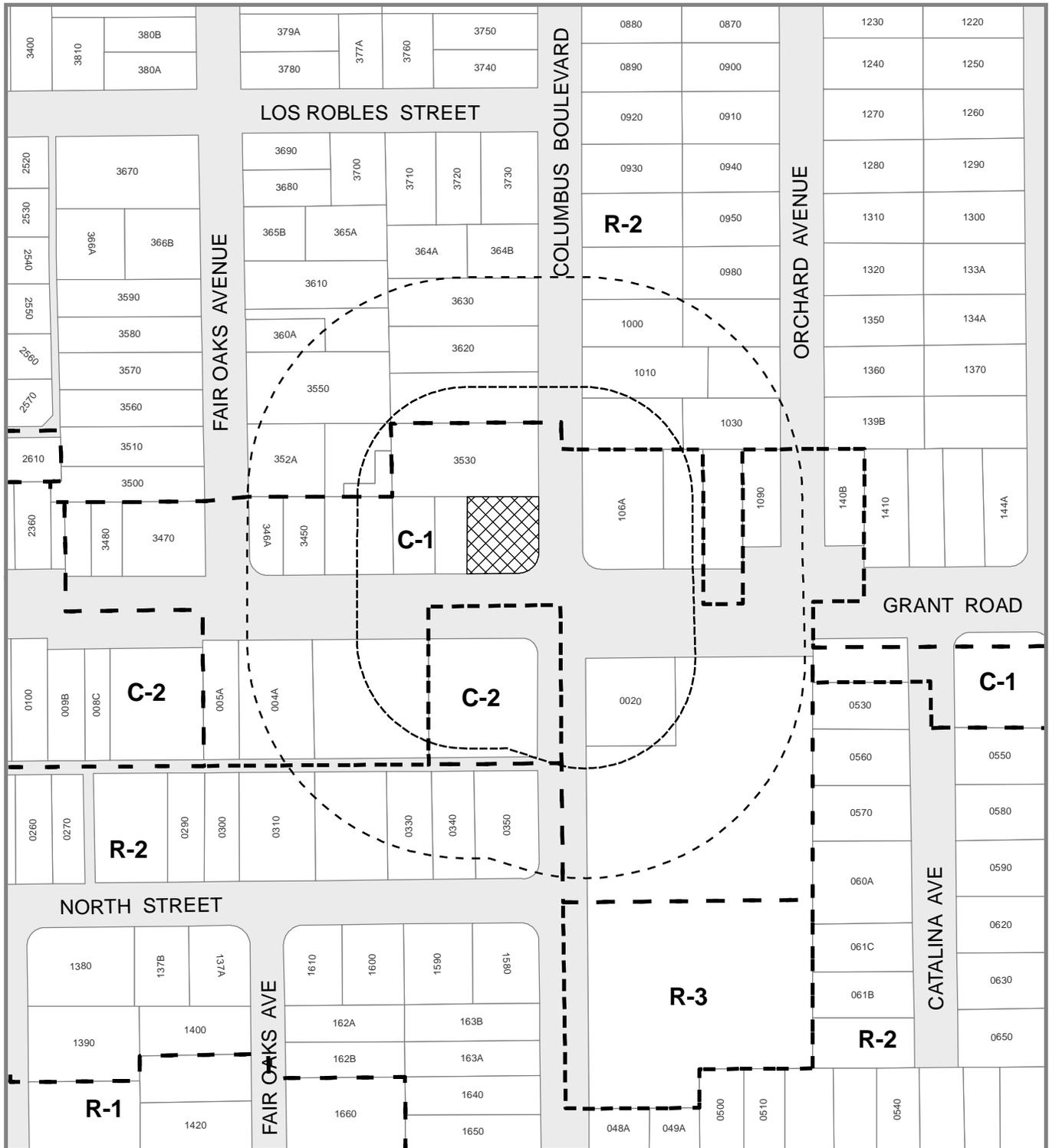


SE-15-14 Verizon - Grant Road
2014 Aerial

0 50 100 200
Feet
1 inch = 200 feet



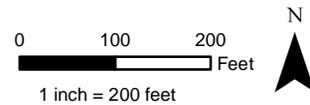
SE-15-14 Verizon - Grant Road M. & C. Special Exception



-  Area of Special Exception Request
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries
- C-1** Zoning of Requested Area



Address: 4245 E. Grant Road
Base Maps: Sec.34 T.13 R.14
Ward: 6



PUBLIC FACILITIES AND SERVICES REPORT FOR MAY 28, 2015
(as of May 11, 2015)

SE-15-14 Verizon – Grant Road, C-1 Zone

CITY AGENCIES

Planning & Development Services – Zoning Review: See attached comments dated 4/14/15.
Planning & Development Services – Landscape: See attached comments dated 4/14/15.
Planning & Development Services – Community Planning: See attached comments dated 4/20/15.

No Objections Noted

Office of Conservation & Sustainable Development
Transportation – Engineering
Transportation – Traffic Engineering
Planning & Development Services – Sign Code
Tucson Fire Department
Community Services – Historic Preservation Officer
Environmental Services
Tucson Parks and Recreation
Tucson Police Department
Planning & Development Services – Engineering

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: Zero vehicle trips per month.

No Objections Noted

Tucson Unified School District
Pima County Wastewater
Arizona Department of Transportation
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Davis-Monthan Air Force Base
Tucson Electric Power

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, May 13, 2015 at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

Planning & Development Services Department

PRO - Property Research Online

Plan Review Detail Results

Permit Status: APPLIED **Activity Number:** T15SE00014
Permit Type: 60 foot monopalm with associated ground equipment.
Site Address: 4245 E GRANT RD **Applicant Name and Address:**
 ADAM BRIXIUS
 PINNACLE CONSULTING INC
 1426 NORTH MARVIN STREET SUITE 101
 GILBERT, AZ85233

Review Completed	Reviewer's Name	Type of Review	Review Status
03/31/2015 Comments: none	KEN BROUILLETTE	FIRE	Approved
04/14/2015 Comments: PDSO TRANSMITTAL TO: Rezoning Division FROM: Steve Shields Lead Planner PROJECT: Verizon Cell Tower - New Cell Site 4245 E GRANT RD, Parcel 110-07-341A - C-1 Special Exception - SE-15-14 TRANSMITTAL: April 14, 2015 The proposed "Wireless Communication, limited to wireless communication towers and antennae", located on parcel Parcel 133-15-2920, zoned C-1. The use falls under UDC Table 4.8-4 PERMITTED USES COMMERCIAL AND MIXED USEZONES - Permitted as Special Exception Use, [1] Mayor and Council Special Exception Procedure, Section 3.4.4 . The following Use Specific Standards apply: 4.9.13.O & 4.9.4.1.2, .3, & .7. 1. The following dimensional Standards apply see UDC TABLE 6.3-4.A: DIMENSIONAL STANDARDS FOR THE C-1, C-2, C-3, OCR-1, & OCR-2 ZONES a. Minimum site area = 0 Sq. Ft. b. Proposed site area = 10,014 Sq. Ft. c. Maximum building height allowed = 30 feet d. Building height proposed = Not Provided. 2. The submitted plan, showing the proposed Wireless Communication is acceptable to continue the review for the zoning examiner's report. 3. The following item needs to be noted at this time: As modifications to the vehicle use area are proposed a development package will be required to show that the requirements of UDC Article 7.4 and TSM Section 7 are met. If you have any questions about this transmittal, please call Steve Shields, (520) 836-4956 or email Steve.Shields@tucsonaz.gov.	STEVE SHIELDS	ZONING	This has been completed
04/15/2015 Comments:	DBURSUC1	COMMUNITY PLANNING	This has been completed

PLANNING & DEVELOPMENT SERVICES

SE-15-14 Verizon - Grant Road

C-1 Zone (Special Exception)

Plan Tucson and Grant-Alvernon Area Plan

04/08/15 DB

Background: This is a special exception land use request in a C-1 commercial zone, to allow the installation and operation of a wireless communications facility (WCF) consisting of a monopole communication tower with twelve (12) antennas, at a height of sixty (60) feet, including an unmanned pre-fabricated ground equipment shelter, located within a 13'x40' lease area. The proposed WCF site will be located approximately 95 feet north of Grant Road and 67 feet west of Columbus Boulevard, at the address of 4245 East Grant Road. The applicant is proposing to locate the WCF ground equipment within an area screened by an eight (8) foot tall chain link fence. The proposed 48kW diesel driven generator and a Sunwest Cabinet will be on a concrete pad located within the chain link fence. A twelve foot wide access easement for the WCF site will be provided from Swan Road. The access easement is located within an existing driveway. The nearest residential unit is located approximately forty-five feet to the south of the proposed WCF site.

According to the Major Streets and Routes Plan, Grant Road is designated as an arterial street and Columbus is designated as a collector street.

Surrounding Zoning and Land Uses: The parcels surrounding the WCF site to the north, east (across Columbus Boulevard) and west are zoned C-1 (Commercial Zone) and developed with a mix commercial retail. Parcels to the south (across Grant) are zoned C-2 (Commercial Zone) with more intense commercial. Additionally, parcels approximately 100 feet north of the site are zoned R-2 and developed with a mix of multi-family and single-family residential.

Rezoning Presubmittal Meeting: The applicant attended a presubmittal conference meeting on January 28, 2015. Meeting discussions included issues of the proposed reduction of parking spaces, site vehicular maneuverability, how to better mitigate visual impact on surrounding development, and reduction of setbacks to the residential zone to the north. Applicant was asked to consider using a masonry wall to enclose the ground equipment in place of the chain link fence to help reduce visual impact and was asked to provide a parking plan / former site plan to ensure site meets requirements for parking and site vehicular maneuverability. Applicant was also asked to consider a monopine in place of the monopalm, as it may be more appropriate considering the mature pine trees in the area.

Neighborhood Meeting: The applicant held a neighborhood meeting, on February 18, 2015 from 5:00 PM to 6:30 PM, at American Economy Insurance, located at 4245 East Grant Road. Applicant has provided the required neighborhood meeting material: mailing notification, copy of labels, notice letter, meeting summary, and sign-in sheet. One representative from the Ward 6 office attended the meeting. Neighborhood meeting minutes indicated there were no objections to the proposed WCF special exception request.

Land Use Policies: The Grant-Alvernon Area Plan and the Plan Tucson both provide land use guidance for this site. According to the Grant-Alvernon Area Plan's conceptual land use map, the site supports commercial land uses. More specifically, Commercial Policy 6 discourages wireless communication arrays unless concealed, disguised, or collocated antennae arrays unless concealed, disguised, or collocated on existing buildings or structures.

Plan Tucson identifies this area in the Future Growth Scenario Map as an "existing neighborhood" category. The Plan supports existing neighborhoods and commercial districts to encourage new services and amenities that contribute further to neighborhood stability. Plan Tucson, guidelines LT28.1.2, supports telecommunication facilities to be installed and maintained to minimize visual impact and preserve views. LT28.1.3 states that WCF to be designed with improved appearances of the above ground structures and utilities, and extend access to high-tech wireless communication facilities throughout the city.

Analysis: The applicant proposes a wireless communications facility consisting of a cell tower disguised as a palm tree (monopalm) in the parking lot of an existing insurance company located at 4245 E Grant Road. The site is zoned C-1. The monopalm has a proposed height to top of artificial palm fronds of 60 feet with associated ground equipment to be housed within a equipment shelter (10'5" in height). Lease area is 13' x 14' surrounded a 8-foot chain link fence with painted solid slats.

The monopalm stealth design concept has been accepted as an approach that improves visual disguise and reduces visual impacts. The nearest residential neighborhood is

located to the north with the nearest residential home approximately 115 feet away from the monopalm and equipment area. The monopalm and equipment area is also approximately 8 feet from the property line to the north.

The special exception site is located within the "existing neighborhood" area identified in Plan Tucson. The Plan supports existing neighborhoods and commercial districts to encourage new services and amenities that contribute further to neighborhood stability. Specific direction is provided in Chapter 3 - The Built Environment, under Guidelines LT28.1.2 and LT28.1.3. These policies support telecommunication facilities when they are installed and maintained to minimize visual impact and preserve views, and their design improves the appearance of above ground utilities and structures.

According to the Grant-Alvernon Area Plan, the special exception site is located within an Office, Commercial, High-Density Residential area. For these areas, the plan contains guidance on wireless communication facilities in Office and Commercial Land Use Policy 6, which discourages wireless communication antennae arrays unless concealed, disguised, or collocated on existing buildings or structure.

In general, the applicant has addressed the policies directed by Plan Tucson and the Grant-Alvernon Area Plan, given the use of a stealth design (monopalm), the location of the related equipment area within an existing commercial lot, the distance from the nearest residential structure; the ground equipment area that is screened by a fence and out of view of the general public (except for those utilizing Arizona Economy Insurance), and issues of compatibility and view sheds from adjacent residential neighborhoods to the north. Due to the use of a diesel backup generator, staff recommends the use of a masonry wall in place of chain-link fence to mitigate noise. Staff also acknowledges that the proposed WCF will help improve telecom services to the established neighborhoods and businesses in the area which addresses Plan policy. Therefore the request is consistent with the Grant-Alvernon Area Plan (GAAP) and Plan Tucson policy direction. This request for a WCF does not require a plan amendment. Staff offers the following special exception conditions for consideration:

1. Ground equipment shall be painted to blend and minimize visual impacts;
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3
2. Maximum height of monopalm shall not exceed 60 feet measured to top of fronds as shown on Preliminary Development Plan dated March 17, 2015;
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3
" GAAP, Office and commercial Land Uses, Policy 6
3. Any graffiti visible from the public right-of-way or area residential development shall be removed within seventy-two (72) hours of observation;
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3
4. Ground equipment to be located within lease area and within an enclosed shelter, as represented on Preliminary Development Plan dated March 17, 2015;
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3
5. Existing masonry wall constructed surrounding equipment to be painted to match surrounding areas to screen noise and view shed of lease area from on-site commercial land uses and surrounding land-uses.
" PT, Chapter 3, The Built Environment, Set 1 All Developments, Guidelines - LT28.1.2, and LT28.1.3

04/20/2015	DBURSUC1	DOT ENGINEERING	This has been completed
Comments:			
none			
04/20/2015	JOSE ORTIZ	DOT TRAFFIC	This has been completed
Comments:			
none			
04/20/2015	DBURSUC1	ENGINEERING	This has been completed
Comments:			
none			

04/20/2015 DBURSUC1 ENV SVCS

This has been completed

Comments:

none

04/20/2015 DBURSUC1 LANDSCAPE

This has been completed

Comments:

DATE: April 14, 2015

TO: Daniel Bursuck, Planner FROM: Irene Ogata, PLA, ASLA, CPM
Planning & Development Services Urban Landscape Manager

SUBJECT: Case : SE-15-14 Verizon - Grant Road

The proposed preliminary development plan is for installation of a wireless communications facility with a 55-foot tall cell tower disguised as a monopalm with associated ground equipment in an existing parking lot.

The City of Tucson has been moving toward achieving sustainable development, mitigation of Urban Heat Islands, climate change resiliency and green building principles. In addition to the recently adopted and voter ratified Plan Tucson: Tucson's General and Sustainability Plan 2013, Mayor and Council endorsed the United Nations Urban Environmental Accords in 2005, adopted the US Mayors' Climate Protection Agreement in 2006, endorsed the City of Tucson Urban Landscape Framework and adopted the City's Framework for Advancing Sustainability in 2008.

Surfaces, such as paving from roadways and asphalt parking areas contribute to approximately 40% of impervious surfaces in a city. These impervious surfaces, in turn, contribute to increasing urban heat islands. The unintended consequences expose populations within neighborhoods that are vulnerable during extreme heat events; and also increasing energy use due to the need to cool homes and facilities. Limiting heat-absorbent paved surfaces, increasing reflectivity of these paved surfaces, providing shade (trees and/or shade structures) or pervious surfaces mitigate the heat absorption quality of dark pavement. The City encourages developers to work with staff to apply best management practices to mitigate urban heat island effects, reduce energy consumption and work towards community resiliency.

1. Relevant Policy/Ordinance:

a. General Service Architecture and Engineering Division, Design and Construction Standards, Division 7: Thermo and Moisture Protection

b. Plan Tucson Policies

i. Energy & Climate Readiness

1) EC3: Reduce the urban heat island effect by minimizing heat generation and retention from the built environment using a range of strategies.

2) EC9: Assess and address the vulnerability of the community's health and safety, economy, and natural resources to climate change, and develop assurances that vulnerable and disadvantaged populations are not disproportionately impacted by climate change.

ii. Green Infrastructure:

1) GI4: Expand and maintain a healthy, drought-tolerant, low-water use tree canopy and urban forest to provide ecosystem services, mitigate the urban heat island and improve the attractiveness of neighborhoods and the city as a whole and;

2) GI6: Protect, restore, enhance, and manage trees for their long-term health, including providing guidance on proper planting, care and maintenance.

2. Targets in the U.S. Mayors Climate Protection Agreement applicable to this site include:

C.5. Make energy efficiency a priority through building code improvements, retrofitting city facilities with energy efficient lighting and urging employees to conserve energy and save money;

C.7. Practice and promote sustainable building practices using the U.S. Green building Council's LEED program or a similar system;

C.10. Maintain healthy urban forests; promote tree planting to increase shading and to absorb CO2

The following conditions of rezoning are requested for this project:

1. Building structures shall include roofing material certified as a cool roof by the Cool Roof Rating Council or Energy Star rated per the Environmental Protection Agency; solar panels are an acceptable alternative.
2. Paving material: If paving to be replaced or new, provide light colored vehicular paving materials, such as concrete or cool paving coating over asphaltic surfaces. Porous paving or porous pavers would also be an acceptable alternative.
3. If mature trees cannot be preserved in place and need to be removed, one of the following mitigation measures can be applied:
 - a) trees are to be assessed for replacement value using an acceptable assessment methodology (International Society of Arborist); funds set aside in a Tree Bank to be used for revegetation/landscape enhancement and/or improvements within street rights-of-way, or within common space areas within the neighborhood association;
 - b) the following replacement to be in addition to the required landscape
 - 1) Trunk diameter 0-6" = replace with 3 trees, minimum 15 gal.
 - 2) Trunk diameter >6" - 8" = replace with 4 trees, minimum 15 gal.
 - 3) Trunk diameter >8" = replace with 5 trees, minimum 15 gal.

04/20/2015	DBURSUC1	ADOT	This has been completed
Comments:			
none			
04/20/2015	DBURSUC1	OFFICE OF CONSERVATION & SUSTAINABLE DEVELOPMENT	This has been completed
Comments:			
none			
04/20/2015	DBURSUC1	OTHER AGENCIES	This has been completed
Comments:			
none			
04/20/2015	DBURSUC1	PARKS & RECREATION	This has been completed
Comments:			
none			
04/20/2015	DBURSUC1	PIMA ASSN OF GOVTS	This has been completed
Comments:			
none			
04/20/2015	DBURSUC1	PIMA CNTY WASTEWATER	This has been completed
Comments:			
none			
04/20/2015	DBURSUC1	SCHOOL DISTRICT	This has been completed
Comments:			
none			
04/20/2015	DBURSUC1	TDOT RTA	This has been completed
Comments:			
none			
04/20/2015	DBURSUC1	TDOT STREETS	This has been completed

Comments:

none

04/20/2015

HEATHER THRALL SIGNS

This has been completed

Comments:

none

04/20/2015

DBURSUC1

TUCSON WATER NEW AREA DEVELOPMENT

This has been completed

Comments:

none

No FINAL STATUS record available for this Workflow

Conditions:

none

[Back](#)

[Help](#)



Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

Approvals and protests must have an owner’s signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

**Case: SE-15-14 Verizon – Grant Road, Zone C-1
Ward 6**

I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: _____ Date _____

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

SE-15-14

Expose this flap - Affix stamp and return



City of Tucson
Planning and Development Services
Department -Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

SE-15-14
IMPORTANT REZONING NOTICE ENCLOSED

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO. 21404665 EFFECTIVE DATE: 11/20/2014.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 WIDE STRIP OF LAND BEING A PORTION OF THE EAST 96.67 FEET OF LOT 1, OF EL PASADENA TRACT, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE AMENDED PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 6 OF MAPS, PAGE 36, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE CENTER QUARTER OF SECTION 34 BEARS N0° 09' 26"W, 2639.06 FEET; THENCE NORTH 00° 09' 26" WEST ALONG THE MID SECTION LINE OF SECTION 34, 124.68 FEET; THENCE NORTH 90° 00' 00" WEST, 35.49 FEET TO THE WEST RIGHT OF WAY LINE OF COLUMBUS BOULEVARD, ALSO BEING THE POINT OF BEGINNING.

THENCE NORTH 90° 00' 00" WEST, 94.76 FEET TO THE POINT OF TERMINUS.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 12/10/14.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE EAST 96.67 FEET OF LOT 1, OF EL PASADENA TRACT, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE AMENDED PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 6 OF MAPS, PAGE 36, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE CENTER QUARTER OF SECTION 34 BEARS N0° 09' 26"W, 2639.06 FEET; THENCE NORTH 00° 09' 26" WEST ALONG THE MID SECTION LINE OF SECTION 34, 124.68 FEET; THENCE NORTH 90° 00' 00" WEST, 35.49 FEET, TO THE WEST LINE OF COLUMBUS BOULEVARD, THENCE NORTH 90° 00' 00" WEST, 94.76; THENCE NORTH 00° 00' 00" EAST, 6.00 FEET TO THE POINT OF BEGINNING.

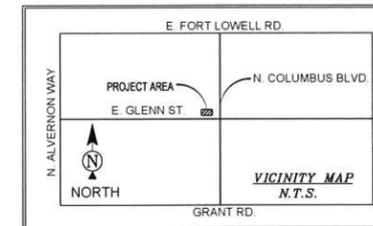
THENCE NORTH 00° 00' 00" EAST, 13.00 FEET; THENCE NORTH 90° 00' 00" EAST, 40.00 FEET; THENCE NORTH 00° 00' 00" EAST, 0.00 FEET; THENCE SOUTH 00° 00' 00" EAST, 13.00 FEET; THENCE NORTH 90° 00' 00" WEST, 40.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE B EXCEPTIONS

- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, PARTY WALLS OR ASSESSMENTS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN BOOK 46 OF MISCELLANEOUS RECORD, PAGE 318 AMENDMENT RECORDED IN BOOK 48 OF MISCELLANEOUS RECORDS, PAGE 167 AMENDMENT RECORDED IN BOOK 49 OF MISCELLANEOUS RECORDS, PAGE 6 (REFERENCED).
- MATTERS AS DISCLOSED BY INSTRUMENT ENTITLED ORDER AND RESOLUTION, ORDER CREATING AND ESTABLISHING COLUMBUS BOULEVARD IMPROVEMENT DISTRICT RECORDED IN DOCKET 387, PAGE 433 (BLANKET).

LESSOR'S LEGAL DESCRIPTION

THE EAST 96.67 FEET OF LOT 1, OF EL PASADENA TRACT, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE AMENDED PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 6 OF MAPS, PAGE 36, EXCEPT THE SOUTH 10 FEET THEREOF, AND FURTHER EXCEPT THAT PORTION IN THE SOUTHEAST CORNER AS CONVEYED TO THE CITY OF TUCSON, A MUNICIPAL CORPORATION, IN DOCKET 3458, PAGE 395 OF OFFICIAL RECORDS.



POSITION OF GEODETIC COORDINATES

LATITUDE 32° 15' 03.587" NORTH (NAD83)
LONGITUDE 110° 54' 05.581" WEST (NAD83)
ELEVATION @ GROUND= 2453.7' (NAVD88)

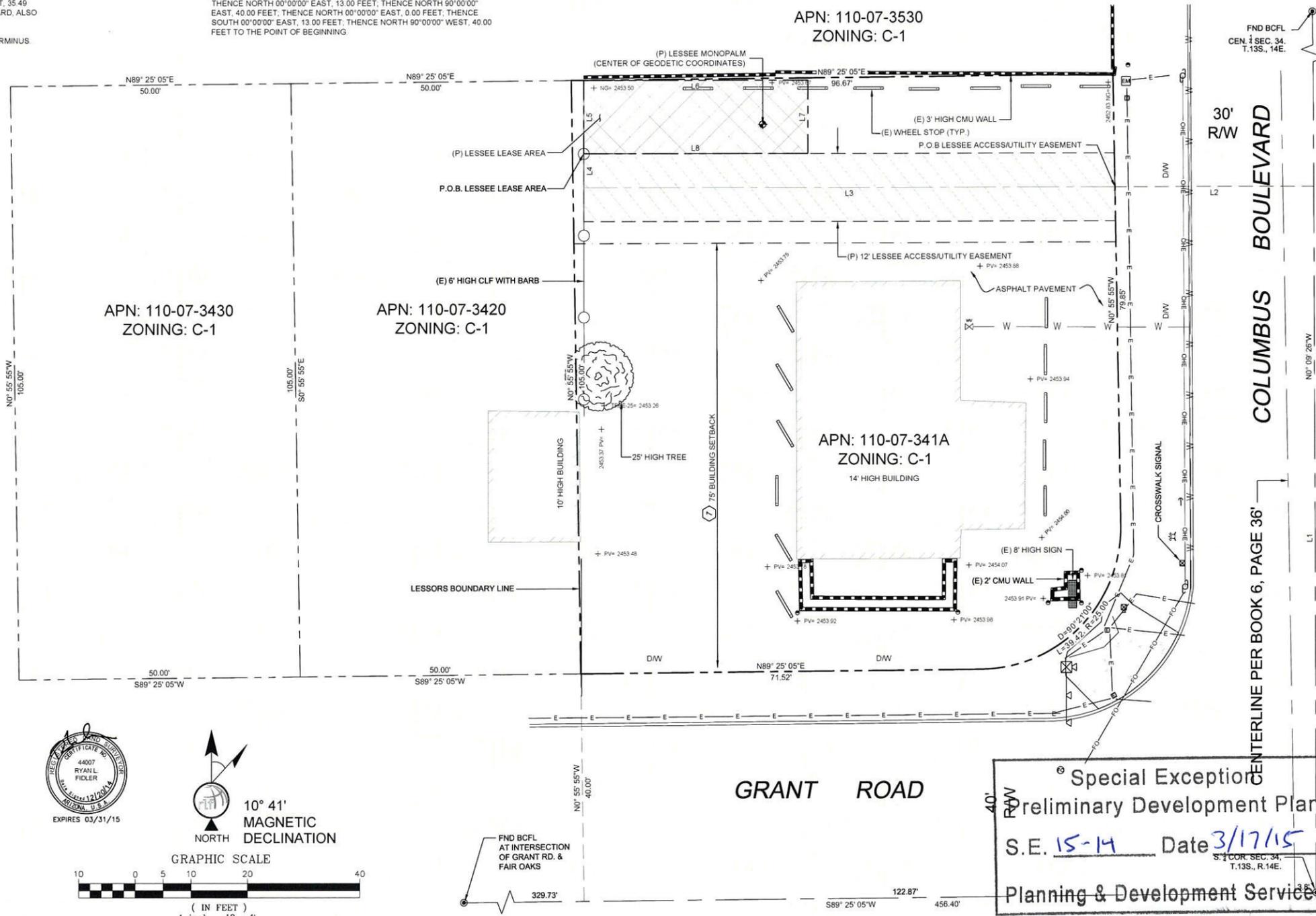
LINE	LENGTH	BEARING
L1	124.68	N0° 09' 26"W
L2	35.49	N90° 00' 00"W
L3	94.76	N90° 00' 00"W
L4	6.00	N0° 00' 00"E
L5	13.00	N0° 00' 00"E
L6	40.00	N90° 00' 00"E
L7	13.00	S0° 00' 00"E
L8	40.00	N90° 00' 00"W

LEGEND

- NG NATURAL GRADE
- FC FACE OF CURB
- RAW RIGHT OF WAY
- PV ASPHALT
- DW ACCESS DRIVEWAY
- CLF CHAIN LINK FENCE
- CMU CONCRETE MASONRY UNIT
- 419.18 SPOT ELEVATION
- ⊕ FIRE HYDRANT
- ⊕ DOWN GUY
- ⊕ FOUND AS NOTED
- ⊕ POWER POLE
- ⊕ ELECTRICAL PULL BOX
- ⊕ ELECTRICAL METER
- ⊕ BOLLARD
- ⊕ SIGN
- ⊕ POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE
- LEASE LINE
- CHAIN LINK FENCE
- OHE OVERHEAD ELECTRIC LINE
- UGE UIG ELECTRIC LINE
- FO UIG FIBER OPTIC LINE



GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



Special Exception
Preliminary Development Plan
S.E. 15-14 Date 3/17/15
Planning & Development Services

verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

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FIELD BY:	JMM
DRAWN BY:	ABM
CHECKED BY:	ABM

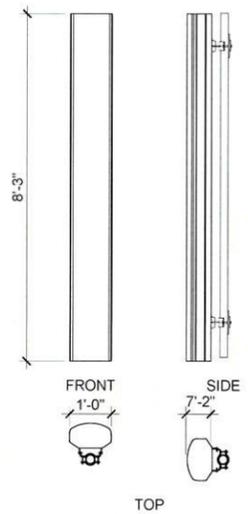
REVISIONS		
NO.	DATE	DESCRIPTION
2	12/20/14	FINAL
1	12/11/12	PRELIMINARY

rlf Consulting, llc
Land Survey & Mapping Solutions
1214 North Stadium Drive
Tempe, AZ 85281
p. 480.445.9189 f. 480.445.9185
www.rlfconsulting.com

PROJECT No.
09006589
SITE NAME:
TUC COLUMBUS
SITE ADDRESS:
4245 E GRANT ROAD
TUCSON, AZ 85712

SHEET TITLE:
SITE SURVEY

SHEET NO.	REVISION:
LS-1	



ANTENNA DETAIL

4

COAXIAL CABLE TABLE

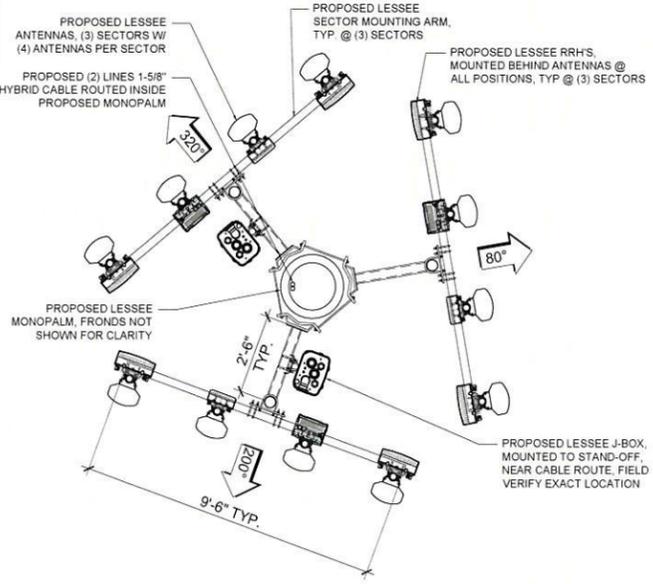
SECTOR	AZIMUTH CENTERLINE	QTY.	SIZE	TYPE
ALPHA	80°	51'-0"	-	-
BETA	200°	51'-0"	-	-
GAMMA	320°	51'-0"	-	-
-	-	51'-0"	2 1-5/8"	6X12 HYBRID CABLE

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

COAX CABLE INFORMATION

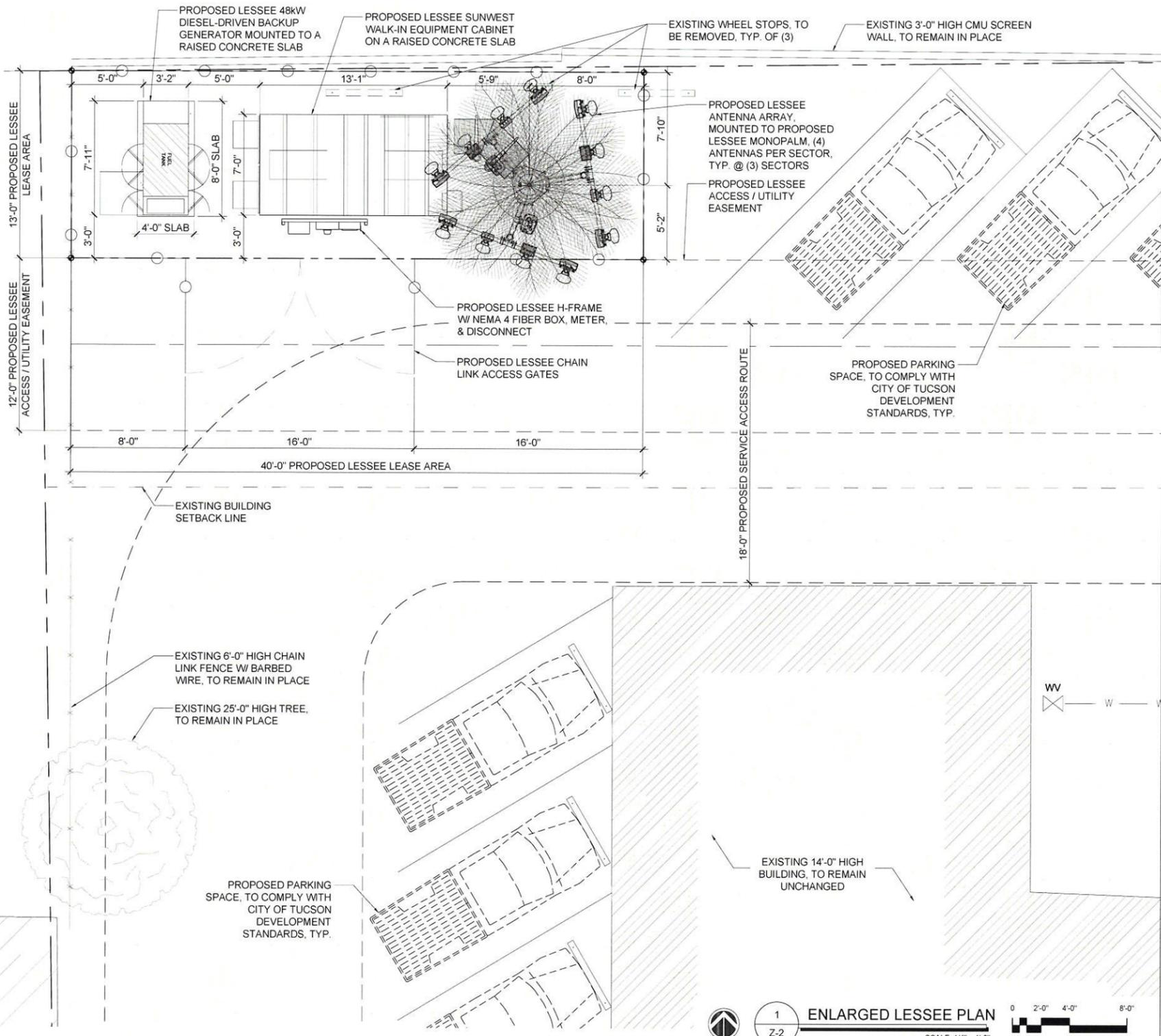
3



NEW ANTENNA CONFIG. - 51' RAD CENTER

2

Special Exception
Preliminary Development Plan
 S.E. 15-14 Date 3/17/15
 Planning & Development Services



1 ENLARGED LESSEE PLAN
 Z-2
 SCALE: 1/4" = 1'-0"
 SCALE: 1/4" = 1'-0"

CLIENT

verizon wireless
 126 W. GEMINI DR.
 TEMPE, AZ 85283

INTERNAL REVIEW _____ DATE _____
 CONSTRUCTION SIGNATURE _____
 RF SIGNATURE _____
 FACILITIES SIGNATURE _____
 REAL ESTATE SIGNATURE _____

PLANS PREPARED BY

young design corp
 architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608
 e mail: corporate@ydcoffice.com

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 PROFESSIONAL ENGINEER
 STATE OF ARIZONA U.S.A.
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NO.	DATE	DESCRIPTION
1	12/15/2014	PRELIMINARY REVIEW ZD'S
2	1/12/2015	SUBMITTAL ZD'S
3	2/26/2015	REVISED SUBMITTAL
4	3/9/2015	PARKING REVISION

ARCHITECTS JOB NO.
YDC-5810

PROJECT INFORMATION
TUC_COLUMBUS
 4245 E. GRANT ROAD
 TUCSON, AZ 85712

SHEET TITLE
**ENLARGED SITE PLAN
 SITE DETAILS**

JURISDICTION APPROVAL _____

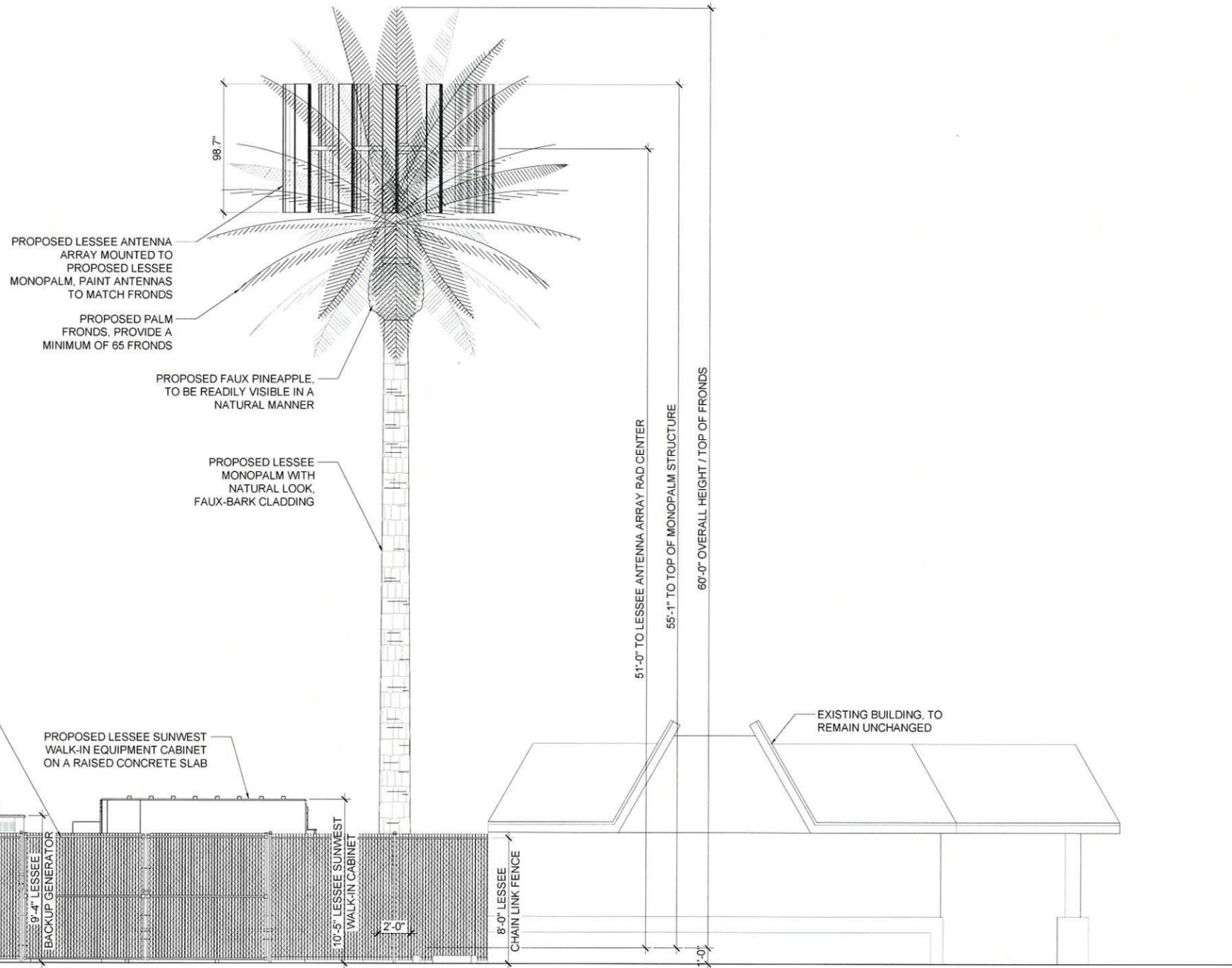
SHEET NUMBER
Z-2



Special Exception
Preliminary Development Plan

S.E. 15-14 Date 3/17/15

Planning & Development Services



1 PROPOSED SOUTH ELEVATION
Z-3 SCALE: 1/4" = 1'-0"



CLIENT

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

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19382
RONALD C. YOUNG
REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA U.S.A.
EXP 12/31/16

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3	2/26/2015	REVISED SUBMITTAL
4	3/9/2015	PARKING REVISION

ARCHITECTS JOB NO.
YDC-5810

PROJECT INFORMATION

TUC_COLUMBUS

4245 E. GRANT ROAD
TUCSON, AZ 85712

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-3

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

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2	1/12/2015	SUBMITTAL ZD'S
3	2/26/2015	REVISED SUBMITTAL
4	3/9/2015	PARKING REVISION

ARCHITECTS JOB NO.
YDC-5810

PROJECT INFORMATION

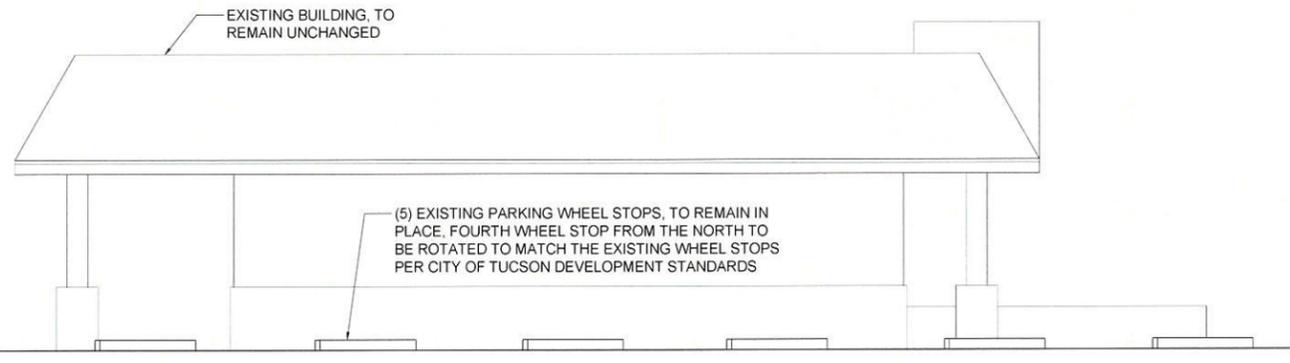
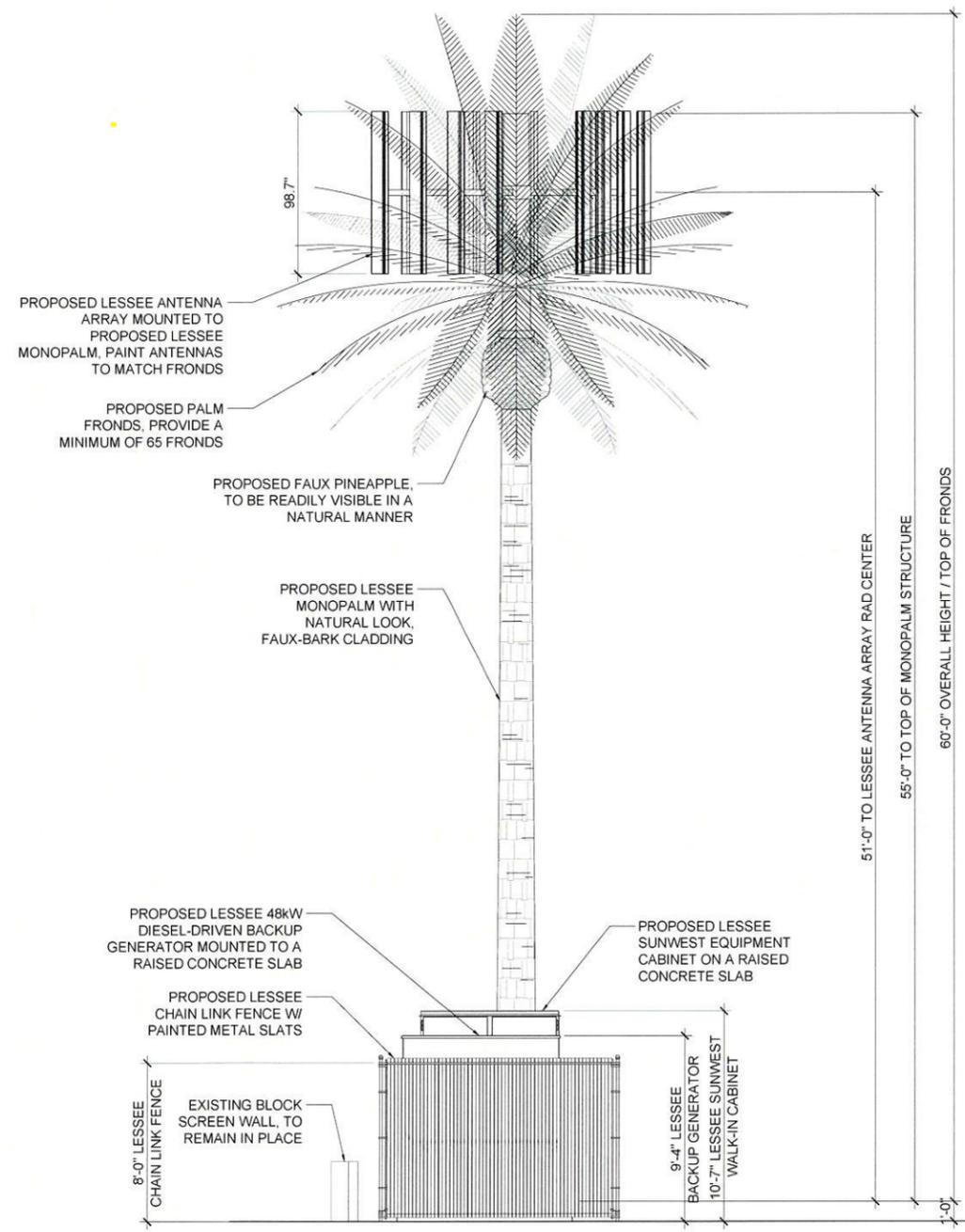
TUC_COLUMBUS

4245 E. GRANT ROAD
TUCSON, AZ 85712

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-4



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

